



Laskowski
&Co



Polwheveral, 11 Elowen Close, Falmouth, TR11 4PL

Guide Price £425,000

A 3/4 bedroom bungalow, located in sought-after Elowen Close within the popular Boslowick area of Falmouth. This spacious home occupies a generous corner plot with a delightful east-facing rear garden. The versatile accommodation has been well maintained and currently comprises: entrance hallway, 3 bedrooms, sitting room, dining room, kitchen, second reception/occasional 4th bedroom, shower room and separate family bathroom. A relatively steep driveway leads to an attached single garage, with private front garden and a sunny enclosed garden extends to the side and rear, with lawn and raised patio seating areas. The area of Boslowick is located in an extremely convenient position on the outskirts of Falmouth, close to Penmere Railway Station, local shops, primary schools, and within walking distance of Swanpool Beach and nature reserve. Being sold with no onward chain, a viewing is highly recommended.

Key Features

- 3/4 bedroom bungalow
- Corner plot with delightful east-facing garden
- 2 bathrooms
- No onward chain
- Sought-after residential location
- Up to 3 reception rooms
- Driveway and single garage
- EPC rating C



THE ACCOMMODATION COMPRISES

Obscure double glazed front door to:-

ENTRANCE HALLWAY

Doors to living room, shower room and kitchen. Cupboard with hanging and shelving. Radiator, open to:-

INNER HALLWAY

Doors to bedrooms and shower room/WC. Airing cupboard housing hot water cylinder and shelving. Wall mounted heating thermostat. Loft hatch.

SITTING ROOM

A light and bright dual aspect sitting room with double glazed window to front aspect overlooking the garden, large internal glazed window borrowing natural light from the dining room. Radiator, TV aerial point, central ceiling light, door to dining room.

KITCHEN

Fitted kitchen with range of eye and waist level units, roll-top worksurface with inset one and a half bowl sink/drain unit with swan neck mixer tap, part tiled walls, space for cooker with electric cooker point and extractor over. Space and plumbing for washing machine, space for fridge. Larder cupboard with shelving, also housing consumer unit and electric meter. Further storage cupboards, radiator, recessed ceiling spotlights. Large double glazed window overlooking the rear garden, obscure double glazed back door leading onto the paved terrace.

DINING ROOM

Accessed from both the kitchen and living room, large double glazed window to rear aspect overlooking the garden and far-reaching views towards Pendennis Castle. Radiator, large internal glazed window to living room. Central ceiling light.

SHOWER ROOM/WC

Corner shower cubicle with Mira Sport electric shower, tiled surround and glass sliding shower door. Dual flush WC. Pedestal wash hand basin with mixer tap. Fully tiled walls and flooring. Radiator, high level obscure double glazed window to front aspect. Recessed ceiling spotlights, extractor fan.

BEDROOM THREE

Double glazed window to front aspect overlooking the garden. Radiator, central ceiling light.

BEDROOM TWO

A double bedroom with large double glazed window to rear aspect overlooking the lawned garden. Radiator, central ceiling light, built-in mirrored wardrobe with hanging space and shelving.

FAMILY BATHROOM

White suite comprising P-shaped bath with mixer tap and boiler-fed shower over. Pedestal wash hand basin, dual flush WC. Fully tiled walls. Radiator, obscure double glazed window to rear aspect. Recessed ceiling spotlights.

BEDROOM ONE

A spacious double bedroom with large double glazed window overlooking the lawned garden. Radiator, central ceiling light, multi pane glazed door to:-

SECOND RECEPTION ROOM/BEDROOM FOUR

Extended from the original bungalow and providing a versatile additional room which could be utilised as a reception room, study or interconnecting fourth bedroom. Large triple aspect room, providing double glazed windows to the front and side aspects, sliding patio door leading to the paved rear terrace. Two central ceiling lights, radiator, loft hatch.

THE EXTERIOR

FRONT

Relatively steep tarmac driveway, providing parking for at least two cars, and leading to the attached single garage. The garden is laid to lawn, bordered by high hedging providing a good degree of privacy, with raised and low level flower beds containing a range of mature and colourful shrubs. A path leads around to the side and rear of the bungalow,

GARAGE

A good size single garage with electric up-and-over door, power and light. Worcester boiler providing domestic hot water and central heating. Double glazed window to rear aspect overlooking the garden. Double glazed uPVC rear pedestrian door.

SIDE GARDEN

Terraced with planted flower beds and steps leading up to a raised paved sun terrace, currently housing a timber summerhouse, with the raised terrace offering a delightful outlook over the rear garden with views towards Falmouth Bay in the distance. A gate provides pedestrian access onto Elowen Close.

REAR GARDEN

Mainly laid to lawn with a number of flower beds containing a great number of mature shrubs and small trees. A paved seating area is perfectly located to enjoy the morning sun, with a paved path running along the rear of the property to the rear of the garage, where pedestrian access is provided via a double glazed uPVC back door.

GENERAL INFORMATION

SERVICES

Mains electricity, water, gas and drainage are connected to the property. Telephone point (subject to supplier's regulations). Gas fired central heating.

COUNCIL TAX

Band D - Cornwall Council.

TENURE

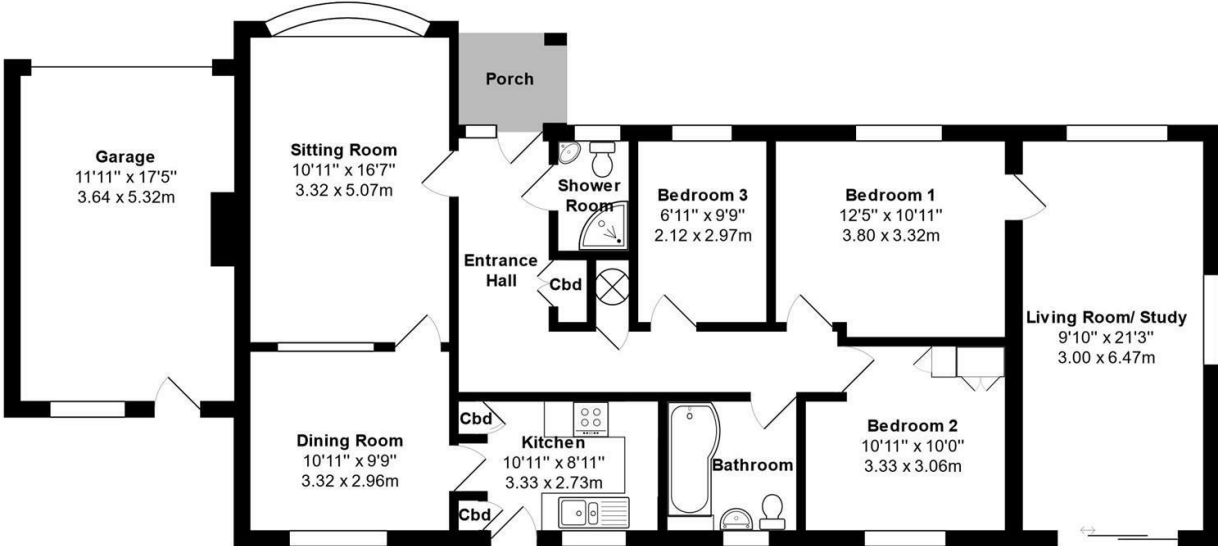
Freehold.

VIEWING

By telephone appointment with the vendor's Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.



Floor Plan



Elowen Close, Falmouth, TR11 4PL
Total Approx Area: 124.7 m² ... 1342 ft² (excluding porch)
All measurements are approximate and for display purposes only